

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

February 9, 2011 (6PM)

### Minutes

(Subject to Board of Director's approval)

**Board President, Nathan Walter**, called the meeting to order at 6:05 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

#### In attendance:

Christine Hall,  
Todd Matson,  
John Morneault,  
Craig Nicholson,  
Joe De La Mora (Enviroscaping),  
Bill Bold (Scribe),  
James Nguyen (Bartlein and Company, Inc.)

**Meeting Minutes:** The **January Board Meeting minutes** (1/13/11) were reviewed and **approved** as presented.

#### Treasurer's Report:

	January 2011	YTD
Total Income	\$65,392.88	\$65,392.88
Operating Expenses	29,217.00	29,217.00
Reserve Expenditures	1,120.95	1,120.95
Total Expenditures	30,337.95	30,337.95
Transfer to Reserve	(35,054.93)	(35,054.93)
Transfer from Reserve	0	0
Total in Savings	\$1,219,783.38	
Total Assets	\$1,268,744.72	

James N. reported Operating Expenses are approximately 1% below budget.

The January Treasurer's Report was unanimously **accepted** as presented.

James N. distributed the Grove Financial Statement (prepared by Purdy & Co., CPA) to the Board.

**Landscaping:** The Board discussed the bid (from Enviroscaping) for the following landscaping items: Creek clean up, adjacent to Ellwood school (4 visits at \$700 each or \$2,800) – **Approved**.

Tree trimming, reducing and removal (\$5,000, proposal of 1/26/11, from Mark Crane's Tree and Arborist Services) – **Approved**; also discussed eucalyptus tree trimming and various landscaping recommendations from Enviroscaping.

## Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair to units 321 (balcony) and 322 held pending unit 322 sale; roof leak at bldg. 7620 repaired; exterior repair on unit 353 completed.
- **Building 7606 improvements:** repair permit approved by City of Goleta; bill for engineering services (approx. \$3,500), from Carter Constr., forthcoming. James to email board members brief history of situation.
- **Exercise Room equipment:** Treadmill (with 1 yr. Service Warranty) procured by Ms. Hall (\$868) from Sports Authority.

No other Old Business

## New Business

Items addressed:

- **Common Area repairs policy:** the Board discussed options for developing a policy for Association-paid Common area repairs; Board members to draft repair policy amendment for CC&R's; Board ratified previously approved (via email) repair for unit 247 patio slab and tile installation for \$1,200 by Beachside Construction.
- **Repairs and Improvements:** Christine H. discussed various small repairs and improvements with the Board, such as: carport and trash enclosure maintenance, missing/broken unit numbers, bulletin boards, (gutter) downspout-to-drain connector hoses; Owners will be reminded in a Newsletter item, to report or request small Common area repairs to Bartlein (James N.).
- **Roof repairs:** Board discussed bids from Home Roofing of Sta. Barbara; approved re-roofing buildings 7602, 7606 and 7610 (\$24,950 per building) for 2011.
- **Todd M.** requested discussion with actions for Grove property keys be placed on next month's (March) agenda.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:01.

The next Board meeting is scheduled for **Monday, March 21, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe